

W-248

VRP# 04-06-135

TABLE B		UNIT 1A	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	TOTAL
AREA COMPUTATIONS AND RATIOS		AREA (AC)	AREA (AC)	AREA (AC)	AREA (AC)	AREA (AC)	AREA (AC)	AREA (AC)	AREA (AC)	AREA (AC)	AREA (AC)	AREA (AC)
1.	GROSS SITE AREA	10.13	30.00	18.43	27.81	22.84	23.85	17.63	17.69	64.19	19.84	253.71
	LESS:											
A.	TOTAL STREET RIGHT OF WAY	2.20	6.52	3.90	5.46	4.29	5.20	2.76	4.73	11.96	2.87	49.89
B.	TOTAL DRIVEWAYS CROSSINGS @ 20'x20' EACH LOT	0.09	1.08	0.48	0.78	0.96	0.73	0.45	0.47	1.85	0.26	6.73
C.	TOTAL STRUCTURE COVERAGE CHIMNEYS @ 20'x50' SF EACH LOT	2.53	6.77	3.04	4.58	3.50	4.59	2.81	2.93	11.53	1.61	44.19
2.	TOTAL OPEN SPACE	5.31	16.53	11.00	16.69	14.59	13.33	11.96	9.56	36.85	15.10	152.92
3.	OPEN SPACE RATIO	52.4%	53.5%	59.7%	60.0%	63.6%	55.9%	66.7%	54.0%	60.5%	76.1%	60.3%

CLEAR VISION CALCULATIONS			
TYPICAL 40' X 62' INTERSECTION (WT = 40')			NOTE 2
TWO WAY - EQUATION D	RT = 0.65(SD1) - (Wt/2 + KD)		
	ISD:	500 LF	
	WT:	40 LF	
	KD:	2	
	RT:	303 LF	
CURB LENGTH = RI			
TWO WAY - EQUATION A	L1 = 1.34(SD1)/(1/3 + (Wt/2) + KA) - 4		
	ISD:	500 LF	
	WT:	40 LF	
	KA:	7	
	L1:	94 LF	
CURB LENGTH = L1			
TYPICAL 40' X 82' INTERSECTION (WT = 62')			
TWO WAY - EQUATION D	RT = 0.65(SD1) - (Wt/2 + KD)		
	ISD:	500 LF	
	WT:	62 LF	
	KD:	5	
	RT:	169 LF	
CURB LENGTH = RI			
TWO WAY - EQUATION A	L1 = 1.34(SD1)/(1/3 + (Wt/2) + KA) - 4		
	ISD:	500 LF	
	WT:	62 LF	
	KA:	0	
	L1:	144 LF	
CURB LENGTH = L1			

CLEAR VISION CALCULATIONS			
TYPICAL 26' X 40' INTERSECTION			NOTE
ONE WAY - EQUATION C	$R1 = 0.65 \cdot (ISD2) - 2$		
	ISD2:	300 LF	
CURB LENGTH = R1	R1:	193 LF	
ONE WAY - EQUATION B	$R1 = 0.65 \cdot (SD1) - 4$		
	SD1:	300 LF	
CURB LENGTH = L1	L1:	191 LF	

CLEAR VIEW CALCULATIONS			
TYPICAL 40' X 30' INTERSECTION (W1 = 40')			NOTE 4
TWO WAY - EQUATION D	$R1 = 0.65x(SD2) - (W1/2 + KD)$		
	ISD2:	300 LF	
	W1:	40 LF	
	KD:	2	
CURB LENGTH = R1		R1:	173 LF
TWO WAY - EQUATION A	$L1 = 13x(SD1)/(13 + (W1/2) + KA) - 4$		
	ISD1:	300 LF	
	W1:	40 LF	
	KA:	7	
CURB LENGTH = L1		L1:	94 LF
TYPICAL 44 X 30' INTERSECTION (W1 = 30')			
TWO WAY - EQUATION D	$R1 = 0.65x(SD2) - (W1/2 + KD)$		
	ISD2:	300 LF	
	W1:	30 LF	
	KD:	2	
CURB LENGTH = R1		R1:	178 LF
TWO WAY - EQUATION A	$L1 = 13x(SD1)/(13 + (W1/2) + KA) - 4$		
	ISD1:	300 LF	
	W1:	30 LF	
	KA:	7	
CURB LENGTH = L1		L1:	107 LF

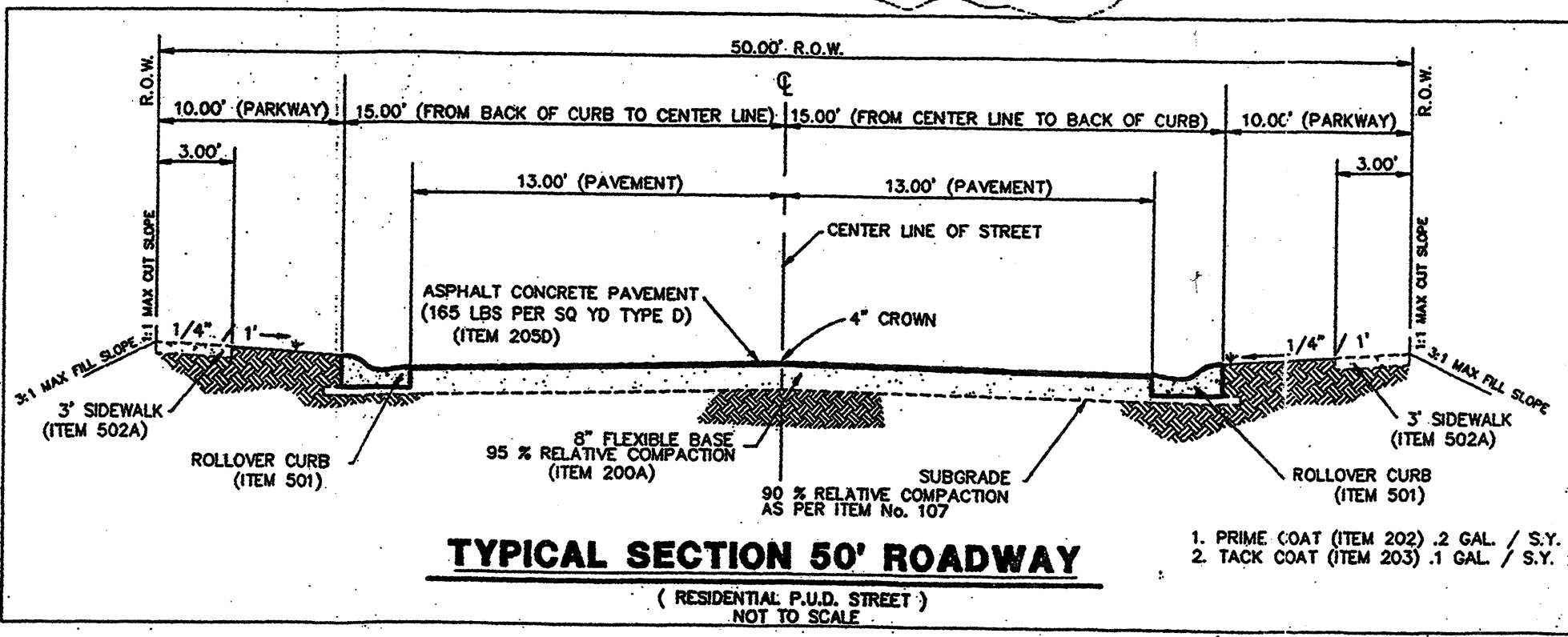
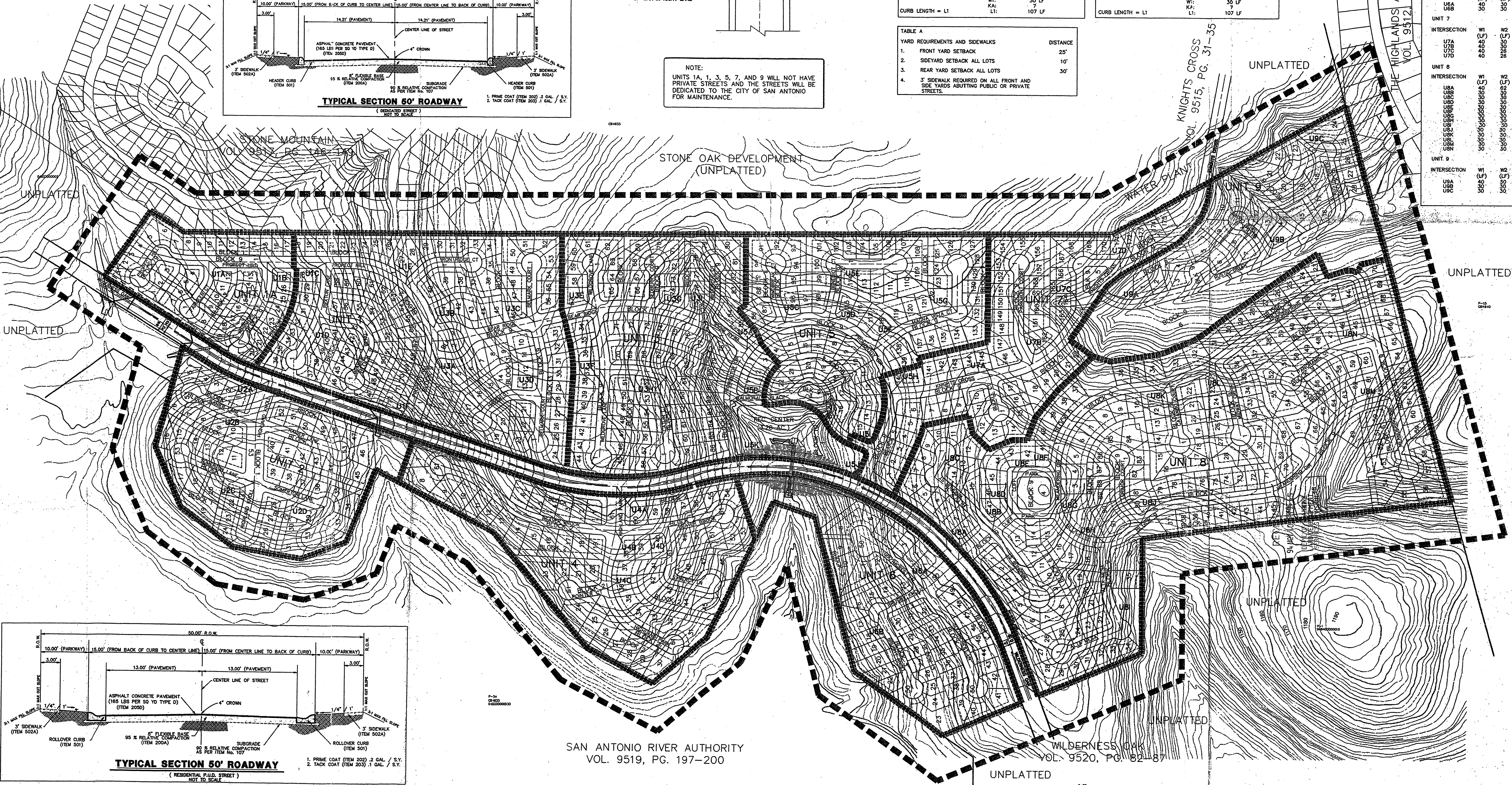
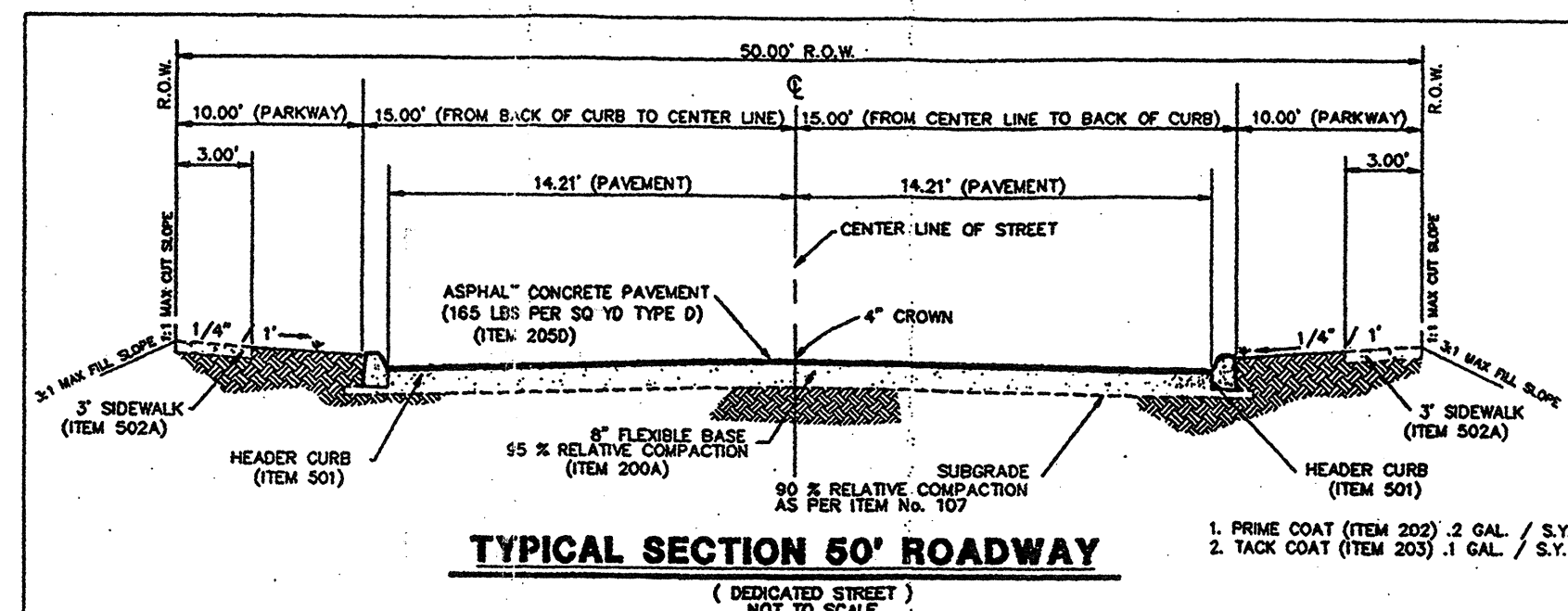
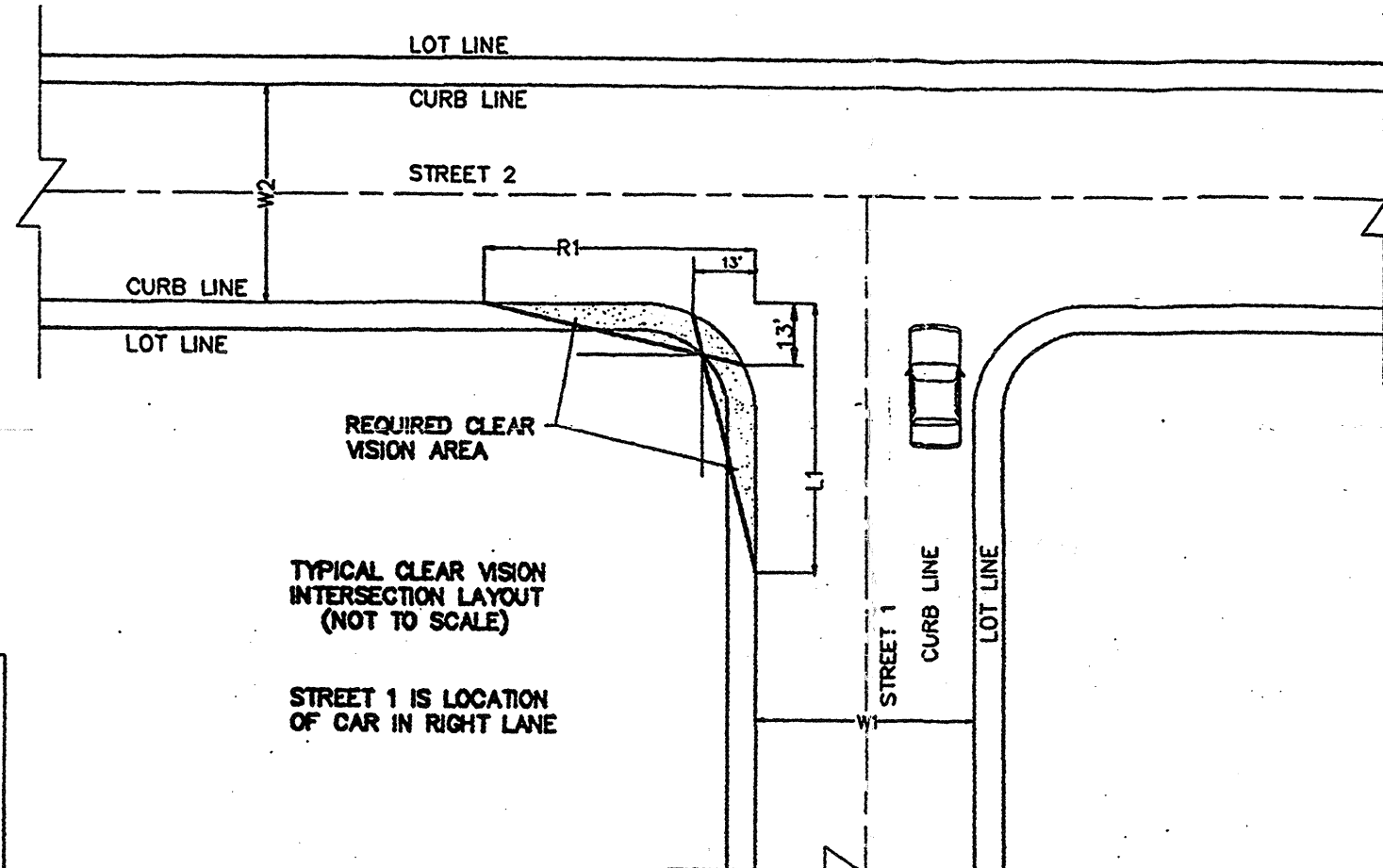
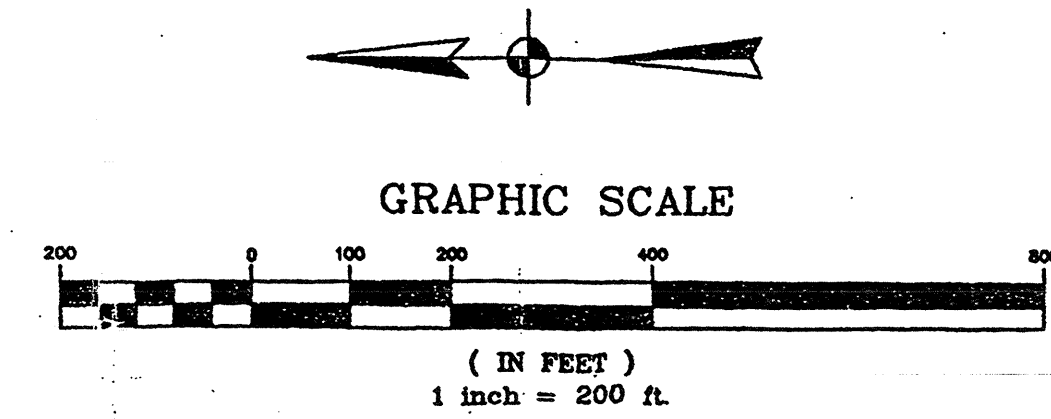
CLEAR VISION CALCULATIONS	
TYPICAL 22' X 40' INTERSECTION	NOTE
ONE WAY - EQUATION C	$R1 = 0.65 \cdot (SD1) - 2$
CURB LENGTH = R1	ISD1: 300 LF R1: 193 LF
ONE WAY - EQUATION B	$L1 = 0.65(SD1) - 4$
CURB LENGTH = L1	ISD1: 300 LF L1: 191 LF

TABLE A	
YARD REQUIREMENTS AND SIDEWALKS	DISTANCE
1. FRONT YARD SETBACK	25'
2. SIDEYARD SETBACK ALL LOTS	10'
3. REAR YARD SETBACK ALL LOTS	30'
4. 3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREET	

TS CROSS
PG. 31-35

UNP

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SAN ANTONIO RIVER AUTHORITY
VOL. 9519, PG. 197-200

PROMONTORY POINTE AT STONE OAK II PUD
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
PUD PLAN BY THE GREAT AMERICA CORPORATION

VRP # 04-06-135

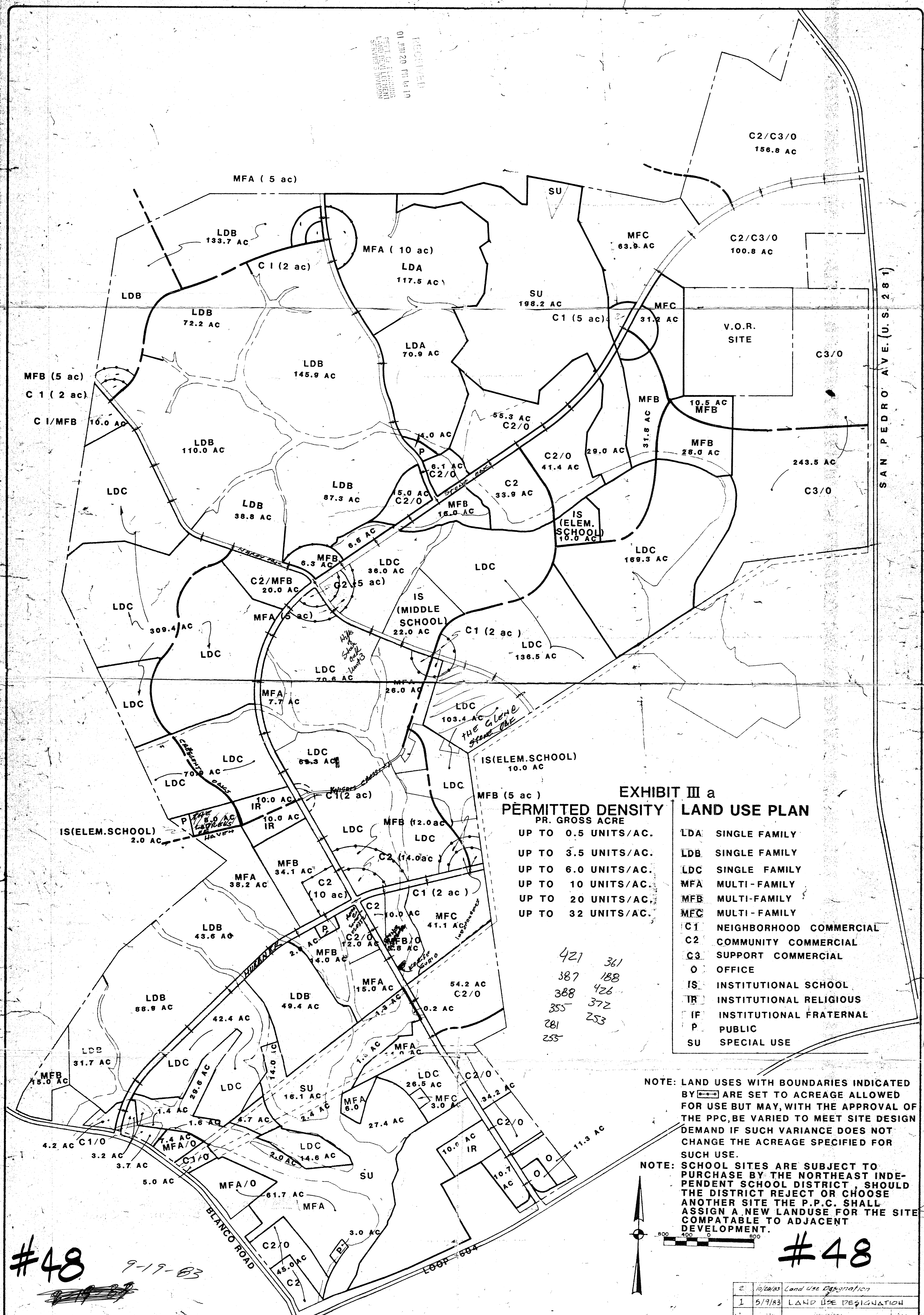


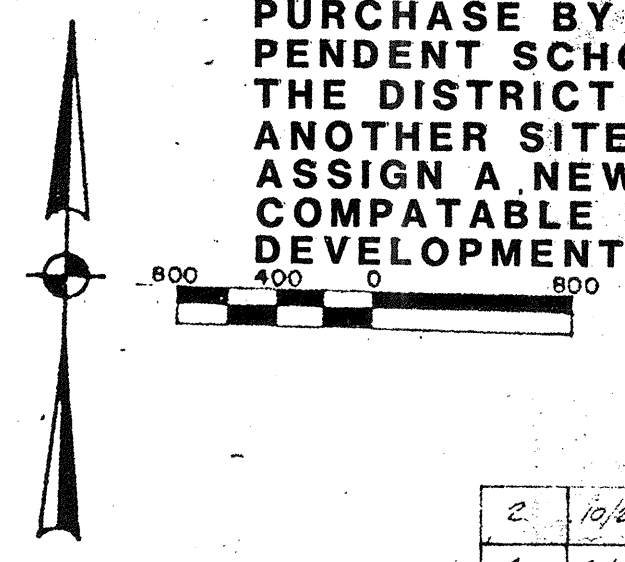
EXHIBIT III a
PERMITTED DENSITY LAND USE PLAN

PR. GROSS ACRE
UP TO 0.5 UNITS/AC.
UP TO 3.5 UNITS/AC.
UP TO 6.0 UNITS/AC.
UP TO 10 UNITS/AC.
UP TO 20 UNITS/AC.
UP TO 32 UNITS/AC.

- LDA SINGLE FAMILY
- LDB SINGLE FAMILY
- LDC SINGLE FAMILY
- MFA MULTI-FAMILY
- MFB MULTI-FAMILY
- MFC MULTI-FAMILY
- C1 NEIGHBORHOOD COMMERCIAL
- C2 COMMUNITY COMMERCIAL
- C3 SUPPORT COMMERCIAL
- O OFFICE
- IS INSTITUTIONAL SCHOOL
- IR INSTITUTIONAL RELIGIOUS
- IF INSTITUTIONAL FRATERNAL
- P PUBLIC
- SU SPECIAL USE

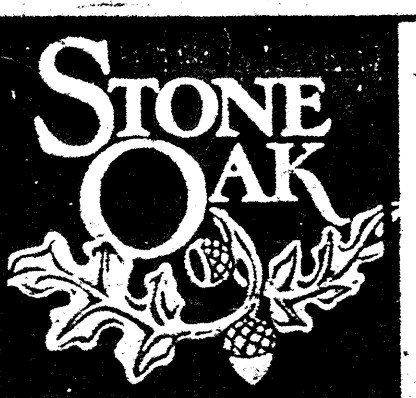
NOTE: LAND USES WITH BOUNDARIES INDICATED BY ARE SET TO ACREAGE ALLOWED FOR USE BUT MAY, WITH THE APPROVAL OF THE PPC, BE VARIED TO MEET SITE DESIGN DEMAND IF SUCH VARIANCE DOES NOT CHANGE THE ACREAGE SPECIFIED FOR SUCH USE.

NOTE: SCHOOL SITES ARE SUBJECT TO PURCHASE BY THE NORTHEAST INDEPENDENT SCHOOL DISTRICT SHOULD THE DISTRICT REJECT OR CHOOSE ANOTHER SITE THE P.P.C. SHALL ASSIGN A NEW LANDUSE FOR THE SITE COMPATABLE TO ADJACENT DEVELOPMENT.



#48 9-19-83

#48



STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

#48 LAND USE PLAN

4/15/83
H-T
J.K.
SOJV
1"=800'

HALLENBERGER
TELFORD INC
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216

3

VRP#04-06-135



City of San Antonio
 Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

COPY

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 04 JUN 14 AM 8:23

Permit File: # 04-06-135
 Assigned by city staff

Date: June 10, 2004

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
 Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: North East Independent School District

Phone: (210) 804-7270 Fax: (210) 804-7272

Address: 8961 Tesoro Drive

City: San Antonio State: Texas Zip code: 78232

Engineer/Surveyor: Macina, Bose, Copeland and Associates, Inc.

Attn: Robert Copeland Jr. P.E.

Address: 1035 Central Parkway North

City: San Antonio State: Texas Zip code: 78217

Name of Project: 16.181 Acres out of Promontory Pointe at Stone Oak II
PUD Plan

(b) (k) Site location or address of Project and Legal description:

On Wilderness Oak between Promontory Circle and Cliff Fork.

Lot 9, Block 11, N.C.B. 19216

Vol. 9560, Page 49 (REC. PLAT)

6/10/04

PA1277\28475-Wilderness Oak Elementary\Letters\VRP 052804.doc

Council District 9 ETJ Y Over Edward's Aquifer Recharge? (X) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

- (d) Total land use, in square feet 704,844 S.F. (16.181 Acres)
- (e) Total area of impervious surface, in square feet 458,149 S.F.
- (f) Number of residential dwellings units, by type; N/A
- (g) Type and amount of non-residential square footage; 704,844 S.F. Educational Facility
- (h) Phases of the development, (If Applicable); N/A

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
JUN 14 AM 8:23

4. What is the date the applicant claims rights vested for this Project? November 25, 1985

- (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

Continuous development has occurred based on the master plan.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

- PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

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DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN 14 AM 8:23

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

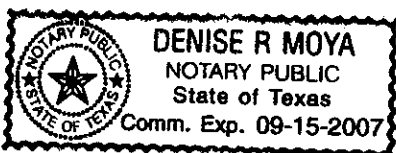
San Antonio Water System Service Contract Through City Ordinance No. 61893 passed and approved November 25, 1985

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Garrett J. Sullivan Signature: [Signature] Date: 10 Jun 04

Sworn to and subscribed before me by Garrett J. Sullivan on this 10th day of June in the year 2004, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

6/10/04

City of San Antonio use

Permit File: # 04-06-135
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: *ms hfr*
Development Services Department

Date: 7/12/04

Comments:

*Vested as of April 8, 2002, the
date of the initiation of the project
by the N.E. I.S.D. School Board for
016.181 Home school site.*

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DEPT. OF PLANNING
OFFICE OF DIRECTOR